

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2609 AND 2611 DAVIS LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE-CONDITIONAL OVERLAY (SF-3-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence standard lot (SF-2) district to family residence-conditional overlay (SF-3-CO) combining district on the property described in Zoning Case No. C14-2021-0136, on file at the Housing and Planning Department, as follows:

Lots 1, CHARLES HOFFMAN SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 9, Page 137, Plat Records of Travis County, Texas, SAVE AND EXCEPT 458 square feet conveyed to the City of Austin in a Street Deed recorded in Volume 10708, Page 1042, Real Property Records of Travis County, Texas, and

Lots 2, CHARLES HOFFMAN SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 9, Page 137, Plat Records of Travis County, Texas, SAVE AND EXCEPT 468 square feet conveyed to the City of Austin in a Street Deed recorded in Volume 10816, Page 1823, Real Property Records of Travis County, Texas (collectively the “Property”),

locally known as 2609 and 2611 Davis Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A 10-foot wide vegetative buffer along the west property line shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the family residence  
3 (SF-3) base district and other applicable requirements of the City Code.  
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5 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2021.  
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7 **PASSED AND APPROVED**

8  
9 §  
10 §  
11 \_\_\_\_\_, 2021 § \_\_\_\_\_  
12 Steve Adler  
13 Mayor  
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16 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
17 Anne L. Morgan Jannette S. Goodall  
18 City Attorney City Clerk  
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